

0.84 Acre Commercial Site

Southeast Corner of Redpine Wy and N Ronald Reagan Blvd, Sanford, Florida



Approximate Representation

- Cleared, rough-graded, leveled, utilities stubbed at property off site retention
- Commercial out parcel from Cadence Park, a new subdivision of 183 SF homes (\$650,000-\$825,000)
- Proposed mixed-used development with 1,000+ MF units and over 1.3mm SF of non-residential uses across the street
- Zoned PD (allowing OP zoning uses), Seminole County
- Permitted uses include, clinic/medical/dental office, freestanding kindergarten program, various professional office uses, as well as some special exceptions
- Up to 0.35 FAR allowable
- 23,000 AADT on N Ronald Reagan Blvd
- US Hwy 17-92 (1 mile West) and SR 417 interchange (2 miles East)

Demographic Summary			
	1 Mile	3 Mile	5 Mile
Population			
2024 Estimate	4,502	54,214	163,127
2020 Census	4,234	53,922	157,065
2024-2029 Growth	0.9%	0.7%	0.9%
Households			
2024 Estimate	1,455	20,370	62,848
2029 Projection	1,527	21,144	65,617
2024-2029 Growth	1%	0.8%	0.9%
2024 Med Home Value	\$391,817	\$267,703	\$285,92
2024 Avg. HH Income	\$105,150	\$86,949	\$90,323

FOR SALE: \$750,000

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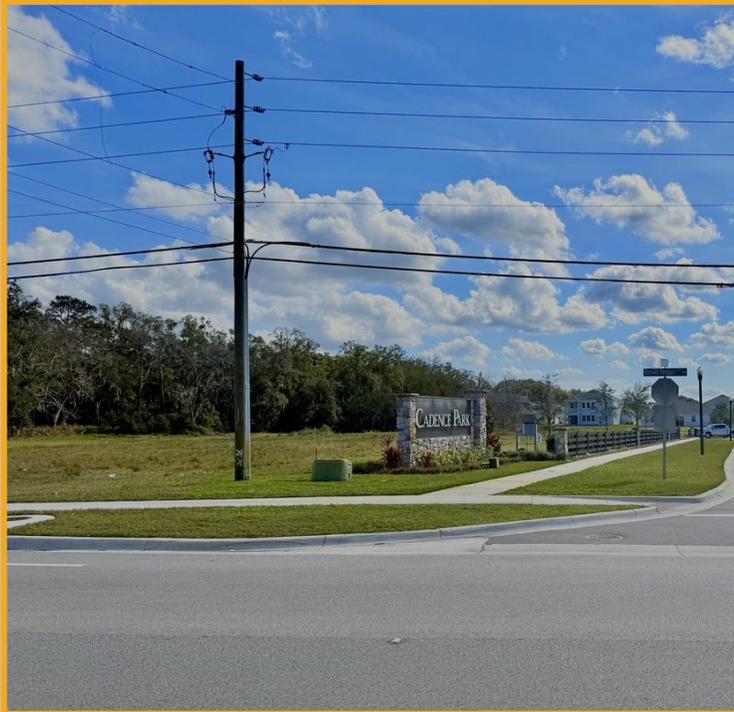


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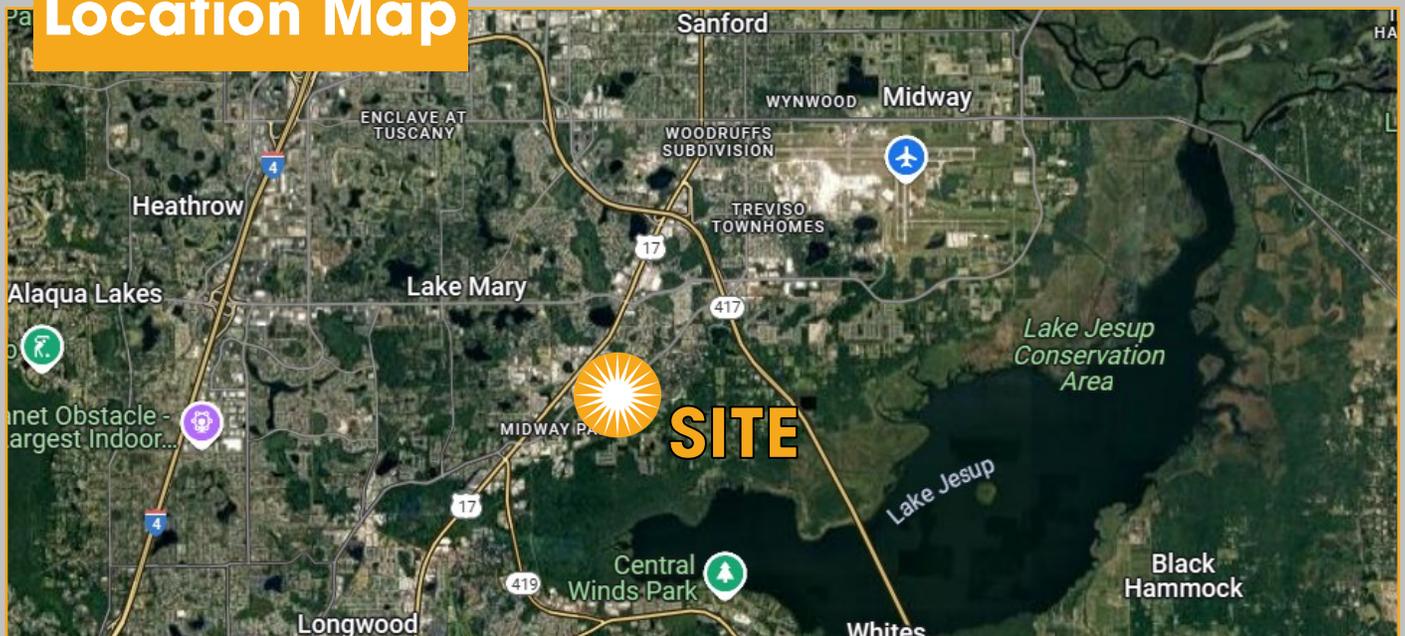
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Property Summary

Address	SE Corner of Redpine Way and Ronald Reagan Blvd
County	Sanford
Municipality	Unincorporated
Parcel ID	23-20-30-510-0B00-0000
Location	SE Corner of Redpine Way and Ronald Reagan Blvd
Site Size	0.84 Acre
Frontage	137 ft Ronald Reagan Boulevard 253 ft Redpine Way
Zoning	Commercial PD
Flood Zone	NA
Topography	Level, Graded

Location Map



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